

gth



Business Unit

**TO LET**

**Unit 5, 27 Frobisher Way**

**Taunton, Somerset, TA2 6BB**

- Located close to the A358 and Junction 25 of the M5.
- A modern business unit suitable for a variety of uses.
- Two allocated parking spaces with unloading area.
- Gross internal area of 2,285 sq ft to include mezzanine level.

**New lease by arrangement. Guide Rent: £14,300 per annum**

## Location

Located within an established commercial estate off Bindon Road, approximately 2 miles north-west of Taunton town centre.

Taunton is the county town of Somerset with a resident population of 65,000 and a catchment population of 350,000 and is the county's principle shopping and administrative centre.

Taunton is strategically located within half a mile of Junction 25 the M5 motorway, midway between Bristol and Exeter.

## Description

An end of terrace business unit providing a sub-divided ground floor with WC block to the rear with an open plan mezzanine level.

The unit is accessed via a roller shutter door measuring 2.70m x 3.60m and pedestrian door. Two allocated parking spaces are available with an area to load and unload.

The unit is connected to mains electric, gas, water and drainage.

## Floor Areas

We have measured the approximate gross internal floor areas to be as follows:-

Ground Floor	118.94 sq m	1,280 sq ft
Mezzanine Level	93.40 sq m	1,005 sq ft
<b>Total</b>	<b>212.34 sq m</b>	<b>2,285 sq ft</b>

## Business Rates

We are advised by the Valuation Office that the premises' current rateable value is £7,600 pa.

Small Business relief of up to 100% is available to some occupiers with rateable values less than £15,000 pa. Interested parties should make their own enquiries with the local authority to ascertain the rates payable.

## Energy Performance Certificate

The unit has an Energy Asset Rating of C(73). A full copy of the EPC is available upon request.

## Terms

The unit is available to let via a new full repairing and insuring lease for a term by arrangement at guide rent of £14,300 per annum.

## References/Rental Deposits

Financial, accountancy and other references may be sought from any prospective tenants prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlord's discretion.

## Service Charge

The tenant will be required to contribute a fair proportion towards the Landlord's costs in maintaining and repairing the communal areas and buildings insurance.

## VAT

We have been advised the premises is currently registered for VAT and therefore VAT will be payable on the rent and service charge.

## Viewing

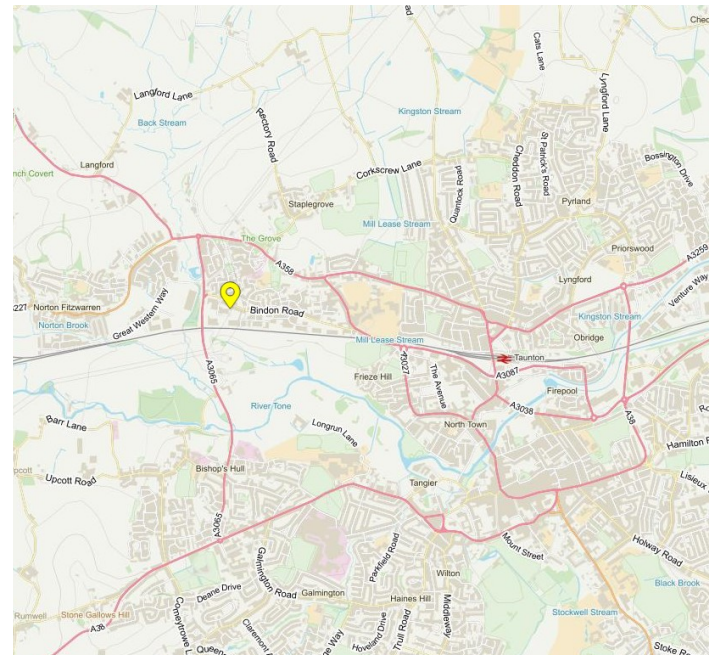
Strictly by appointment with sole agents:-

Zack Dennington and Joseph Hughes

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## Important Notice

These particulars do not constitute any offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract.